



Meeting Notes

Date: 5/27/2022

Notes Taken By: Caroline Lucas

Place: Teams (virtual)

Project No.: 63635.00

Re: PLA Economic Evaluation Study Stakeholder Meeting #2

ATTENDEES:

Lincoln Jeffers, City of Lewiston
Patricia Quinn, NNEPRA
Nathan Moulton, MaineDOT
Mike Murray, City of Portland
Will Gayle, NNEPRA

Jack Clifford, LARC
Michael Franceschi, VHB
Nathan Howard, MaineDOT
Scott LaFlamme, Town of Yarmouth
Erin Zwirko, Town of Yarmouth

Maggie Maddox, VHB
Luke Mitchell, VHB
Tim Bryant, VHB
Caroline Lucas, VHB
Eric Halvorson, RKG
Lawrence Cranor, RKG

Meeting Notes and Discussion

Maggie Maddox, VHB provided an overview of the project background and purpose.

Lawrence Cranor, RKG outlined the market analysis approach, methodology, and results. New information was provided by Lewiston economic and community development on the number of planned and pipelined housing units. These will include some student housing and replacement units of Section 8 housing. Financing is already being chased.

Maggie Maddox, VHB presented visual alternatives of low and high-density developments around the Lewiston Station Area.

Lincoln Jeffers, City of Lewiston commented that parking in the area has been an ongoing battle with the number of spots/unit reducing from 2 to 1.2. Developments are being approved that are at 0.6 spots/unit.

Maggie Maddox, VHB presented visual alternatives of low and high-density developments around the Auburn, Pineland, and Yarmouth Station Areas.

Erin Zwirko, Town of Yarmouth commented that zoning does not support the amount of commercial or residential use proposed right now. The station would be close to the village but a circuitous route of a mile or so to get there. Even though development potential is high, it might be moderated significantly due to current zoning.

Lawrence Cranor, RKG commented that overlay zoning could be implemented for a higher level of control.

Erin Zwirko, Town of Yarmouth responded that this can be considered. An update to the town comprehensive plan will occur in the next couple years and community support for a train station will be discussed.

Scott LaFlamme, Town of Yarmouth commented that in 2018, the town investigated creating more density and flexibility regarding mixed use development in the proposed station area and it was not supported. On the Depot Rd side of the track, there are underdeveloped parcels with a mix of single-family development and light industrial/commercial which have coexisted for 60+ years. The other side of the tracks is a considerable amount of conserved open space. Not sure there would be support for a station there. Conversation should be getting started and this is the right time.

Place: Teams (virtual)
Date: 5/27/2022
Ref: 63635.00
Page 2

Lawrence Cranor, RKG commented that high density and compactness would increase opportunity to attract developers because it lowers their level of risk and potential financing.

Maggie Maddox, VHB outlined the overall project process and solicited feedback on the slide deck to be presented during the public meeting.

Jack Clifford, LARC commented that in Lewiston the governor may be against passenger rail and has financial concerns. He asks if there is a commitment from the administration to work towards passenger rail.

Nate Moulton, MaineDOT responded that the funding would come from competitive grants and there is no financial commitment yet. The intention of the economic evaluation study was to collect more information and potentially make the project more competitive.

Lincoln Jeffers, City of Lewiston asks what information do we need that this study does not address that would help the project become more competitive?

Nate Moulton, MaineDOT answers that the question can be framed as how to increase mobility – look into bus, service plan, NEPA activities around station location, and more investigation into small starts and new starts as this study looks into the economic side.

Action Items

- VHB to schedule first public meeting